Karen Johnson Davidson County
Batch# 822562 AFFIDAVIT
03/15/2022 11:05:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220315-0029997

This Instrument Prepared By and Return To:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
(615) 383-2903

36804

Maximum Principal Indebtedness for Tennessee tax recording purposes is $0.00.

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **Dawn Martin,** hereinafter referred to as Affiant, on this the 16th day of February, 2022, and after first being duly sworn according to law, does state the following as true and correct to the best of her knowledge, information, and belief:

1. That a Warranty Deed was executed on December 30, 2021 and recorded on January 5th, 2022, in **Instrument No. 20220105-0002170, in the Register's Office for Davidson County, Tennessee** for the property commonly known as **541 Lockwood Drive, Nashville, Tennessee, 37214, with Parcel ID of 107-04-0-004.00,** conveying certain real property described therein, and further described as:

   A Certain Tract or Parcel of Land in Davidson County, State of Tennessee described as follows to-wit:

   Being Lot No. 9 on the plan of Larkwood, as of record in Book 2900, Page 144, Registers Office for Davidson County, Tennessee, as described as Follows:

   Said Lot No. 9, beginning at a point on the Westerly margin of Lockwood drive, Common corner of Lots 9 and 10: thence with the line between said lots, 96.34 feet to the common corner of Lot No. 8, 9 and 20; thence with the line between Lots 8 and 9, Southerly 115 feet to a point in the Southerly margin of Shacklett drive; thence Westerly 110.12 feet to a point; thence around a curve. Northwesterly 39.27 feet to a point in the Easterly margin of Lockwood drive; thence with same margin, Northerly 106 feet to the point of beginning.

2. That the above-mentioned Warranty Deed was recorded with a typographical error regarding the notary acknowledgement, in that the name of the attorney in fact, Adam Jefferson, was not included in the said acknowledgement.

3. That the above-mentioned Warranty Deed was recorded with a typographical error regarding the marital status of the Grantor, in that while the Grantor was married at the time of the conveyance was included, the fact that the property was never used as a marital residence was not included.

4. This Affidavit is made to correct the errors as stated above by showing that it resulted from Scrivener's errors and not the intentional acts of the parties, and with the intended effect that the foregoing corrected items listed herein for **541 Lockwood Drive, Nashville, Tennessee, 37214,** be deemed to have been included in the original Warranty Deed, as intended by the parties.

FURTHER, the Affiant sayeth not.

Dawn Martin

Dawn Martin, Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

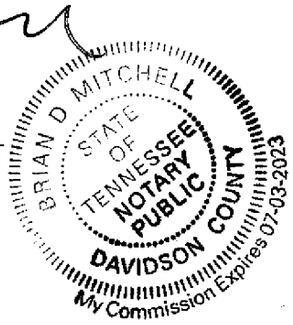
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Dawn Martin**, the within named Affiant, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of February, 2022.

Brian D. Mitchell

NOTARY PUBLIC

My Commission Expires: _____



TRUE COPY CERTIFICATION

I, George E. Mudter, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 3/8/2022.

George E. Mudter, Jr.
Dated 3/8/2022

State of Tennessee
County of Davidson

Personally appeared before me, Stacy L. Thomas, a notary public for this County and State, George E. Mudter, Jr., who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
Dated 3/8/2022

My commission expires 10/2/2023

